

24th July 2020
AF1338

Lendlease Residential (CG) Limited
Billy Whiterod
20 Triton Street
Regent's Place
London. NW1 3BF.

Dear Mr. Whiterod,

EWS1 form for South Gardens - Stock House

We are pleased to confirm Andy Ballantyne BArch Meng CEng MIFireE MSFPE, a Chartered Fire Engineer working with Ashton Fire Limited, completed the EWS1 form for the above-named premises. A full list of the dwellings within the building is provided in Appendix A overleaf.

Andy is a Chartered Engineer and a full member of IFE Institute of Fire Engineers. The EWS1 form and accompanying review of fire risk report has also been reviewed and approved by myself as a director of Ashton Fire.

Andy has worked as a fire safety engineer since 2014 and was accepted onto the register of Chartered Engineers via the IFE in June 2020. Prior to working as a fire safety engineer, Andy completed a master's degree in Structural and Fire Safety Engineering at the University of Edinburgh and a bachelor's degree in Architectural Design from the University of Dundee.

With over 10 years' experience in fire safety, Andy is experienced in many aspects of the fire safety design of buildings both within the UK and overseas. Andy has previously worked extensively in the design of high-rise residential buildings, as well as provided a fire safety due-diligence service for customers investing in accommodation within high rise residential buildings across Asia, the Middle East, and South America. As a Chartered Fire Engineer, he has a duty to undertake Continuing Professional Development and has always significantly exceeded the minimum recommended undertaking.

Andy commenced working with Ashton Fire Limited in September 2019, following formation of the company in June 2019, and has contributed to the rapid growth of the company since. In addition to his general experience in building and fire safety design, Andy supports the company with particular expertise in structural fire assessments, building construction and estate management support.

Should you have any queries relating to the competency or methodology of our process, please don't hesitate to contact us.

Yours sincerely,



Simon Vickers
Director

Appendix A – Register of postal addresses within the reviewed building

H06.C.02.01	201, 29 Wansey Street, Stock House, SE17 1FE
H06.C.02.02	202, 29 Wansey Street, Stock House, SE17 1FE
H06.C.02.03	203, 29 Wansey Street, Stock House, SE17 1FE
H06.C.02.04	204, 29 Wansey Street, Stock House, SE17 1FE
H06.C.02.05	205, 29 Wansey Street, Stock House, SE17 1FE
H06.C.03.01	301, 29 Wansey Street, Stock House, SE17 1FE
H06.C.03.02	302, 29 Wansey Street, Stock House, SE17 1FE
H06.C.03.03	303, 29 Wansey Street, Stock House, SE17 1FE
H06.C.03.04	304, 29 Wansey Street, Stock House, SE17 1FE
H06.C.03.05	305, 29 Wansey Street, Stock House, SE17 1FE
H06.C.04.01	401, 29 Wansey Street, Stock House, SE17 1FE
H06.C.04.02	402, 29 Wansey Street, Stock House, SE17 1FE
H06.C.04.03	403, 29 Wansey Street, Stock House, SE17 1FE
H06.C.04.04	404, 29 Wansey Street, Stock House, SE17 1FE
H06.C.04.05	405, 29 Wansey Street, Stock House, SE17 1FE
H06.C.05.01	501, 29 Wansey Street, Stock House, SE17 1FE
H06.C.05.02	502, 29 Wansey Street, Stock House, SE17 1FE
H06.C.05.03	503, 29 Wansey Street, Stock House, SE17 1FE
H06.C.05.04	504, 29 Wansey Street, Stock House, SE17 1FE
H06.C.05.05	505, 29 Wansey Street, Stock House, SE17 1FE
H06.C.06.01	601, 29 Wansey Street, Stock House, SE17 1FE
H06.C.06.02	602, 29 Wansey Street, Stock House, SE17 1FE
H06.C.06.03	603, 29 Wansey Street, Stock House, SE17 1FE
H06.C.06.04	604, 29 Wansey Street, Stock House, SE17 1FE
H06.C.06.05	605, 29 Wansey Street, Stock House, SE17 1FE
H06.C.07.01	701, 29 Wansey Street, Stock House, SE17 1FE
H06.C.07.02	702, 29 Wansey Street, Stock House, SE17 1FE
H06.C.07.03	703, 29 Wansey Street, Stock House, SE17 1FE
H06.C.07.04	704, 29 Wansey Street, Stock House, SE17 1FE
H06.C.07.05	705, 29 Wansey Street, Stock House, SE17 1FE

Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist^(Note 1) it should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part of its contents^(Note 4), for the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation: **Lendlease Residential (CG) Limited.**

Subject Address (one form per block)

Block or building name	Street	Town	Postcodes (all built)
Stock House	29 Wansey Street	London	SE17 1FE

I confirm that I have used reasonable skill and care to investigate^(Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.

~~OPTION A^(Note 1) - Where external wall materials are unlikely to support combustion~~

~~I confirm that:~~

- ~~• I meet the professional body membership and competence criteria as described in Note 2~~
- ~~• In relation to the construction of the external walls, to the best of my knowledge^(Note 12) the primary materials used meet the criteria of limited combustibility^(Note 6) or better and cavity barriers are installed to an appropriate standard in relevant locations^(Note 7)~~
- ~~• In relation to attachments to the external wall (tick one of the following):~~
 - ~~☐ A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility^(Note 6) or better);~~
 - ~~☐ A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required~~
 - ~~☐ A3 - Where neither of the above two options apply, there may be potential costs of remedial works to attachments^(Note 8)~~

OPTION B^(Note 1) - Where combustible materials are present in external wall

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk^(Note 9) presented by the external wall construction and attachments (tick one of the following):
 - ☒ B1 - I have concluded that in my view the fire risk^(Note 8) is sufficiently low that no remedial works are required
 - ☐ B2 - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately)

Name	Andy Ballantyne	Qualifications	BArch MEng
Organisation	Ashton Fire Limited	Professional body	CEng MIFireE MSFPE
Signature		Date	24 July 2020

NOTES

Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 - For Option A, the signatory should be a member of a relevant professional body within the construction industry with expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 - Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.

Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 6 - The term 'limited combustibility' is as defined in BS 9991:2015.

Note 7 - Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance

Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:

- Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and
- Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and
- Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 - This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.

Flow Chart

